

PHYSICAL RESTRICTIONS	ZONING DISTRICTS								
	R-1	R-2	R-3	GC	VC	L-1	ROS	COS	P
Min. Lot Area	14,520 sf (1/3 Ac)	21,780 sf (½ Ac)	21,780 sf (½ Ac)	21,780 sf (½ Ac)	3,000 sf	21,780 sf (½ Ac)	21,780 sf (½ Ac)	NA	10,890 sf (1/4 Ac)
Min. Frontage	45'	45'	45'	45'	30'	45'	50'	NA	50'
Min. Setbacks									
Front	25' Note 1	25' Note 6	25'	25'	0' (Max. 10')	25'	25'	NA	25'
Side	20'	20' - 30' Note 7	20' - 30' Note 7	20' - 30' Note 7	0'	10' - 20' Note 15	20'	NA	10' - 20' Note 19
Rear	20'	20 - 30 Note 7	20 - 30 Note 7		20'	10' - 20' Note 15	20'	NA	10' - 20' Note 19
Setback Exceptions	Note 2	Note 2	Note 2	Notes 2, 9	Note 2	NA	NA	NA	NA
Maximum Height	40' Note 3	45' peaked 35' flat	50' peaked - 40' flat	60' peaked - 50' flat	60' peaked - 50' flat	50'	35' peaked - 25' flat	NA	35' peaked - 25' flat
Maximum Building Coverage	25 % of lot area	40 % of lot area	40 % of lot area	40 % of lot area	80 % of lot area	50 % of lot area	10 % of lot area	NA	50 % of lot area
Maximum Density	1 unit per lot	8 units per lot	Note 8	Note 8	Note 8	NA	NA	NA	NA
Min. Landscaping (Note 4)	40 %	40 %	40 %	40 %	0 % Note 12	25 %	75 %	NA	25 %
Parking (Note 10)				Note 11	Notes 11, 13				
Undisturbed Lot Area (Note 5)	20 %	20 %	20 %	10 %		?	?	?	?
Other					Note 14	Notes 16, 17, 18			Notes 16, 17, 18

NOTES - Physical Restrictions:

1. An administrative exception may be granted for the garage only when all of the following applies: Front yard setback exceeds 20 % slope, no habitable space within the setback area, required off-street parking is satisfied and maintained in the garage or on the lot, the roof sheds snow away from the public right-of-way, and adequate snow storage on the lot.
2. The following shall be allowed to encroach within the required setback, subject to compliance with these provisions:
 - Driveway and walkway;
 - Roof eaves, provided they encroach no more than five feet into the required setback;
 - Pop out windows, provided the bottom of the pop out structure is no less than eight feet above grade measured at the pop out structure, the total width of the pop out structure does not exceed 12 feet measured at the point where the pop out structure attaches to the residential structure, the pop out structure is under and completely covered by a roof overhang or eave, and the pop out structure encroaches no more than three and one-half feet into the required setback; and
 - Decks and exterior staircases attached to the residential structure may be permitted on a case by case basis after written approval of the Zoning Administrator, following review. The deck or exterior staircase must be uncovered other than by a permitted roof overhang or eave of the residential structure, and the deck or exterior staircase may encroach no more than four feet into the required setback.
3. One foot height may be added for each 2.5 % slope (45' maximum), or one foot may be added for every 10 feet of all setbacks greater than required (45' maximum).
4. Required % of each lot shall be landscaped in accordance with LCM 12.4 with every effort to preserve existing vegetation.
5. Undisturbed lot area: Requires the designated percent of lot to remain undisturbed during all phases of development.
6. On slopes exceeding 20 % the front setback may be reduced to no less than 20'.
7. Building setbacks for side and rear are 20' when building height is 35' or less. When building height is greater than 35', side and rear setbacks are 30'.
8. Maximum Density is restricted by constraints of this code related to height, setbacks, landscaping, lot disturbance, parking , etc. (no specified units per acre density).
9. A porte-cochere may extend into front or side yard setback when approved by the Planning Commission.
10. All parking specifications in accordance with Section 12.14 (Parking).

11. On-site parking should be provided in the rear of the building or underground. Parking may be provided off-site by participating in a parking district, or by providing parking lots jointly with other specific establishments.
12. Planters, decorative paving, and trees in tree grates are appropriate in conformance with LMC 12.4 with every effort to preserve existing vegetation.
13. In the core area, loading zones shall be located only by specific review.
14. Pedestrian: Provisions for pedestrian traffic, integrated with neighboring walkways, must be provided.
15. Side and rear setbacks are 20' from residential property.
Side and rear setbacks are 10' from adjoining L-1 property.
16. Screening: All outdoor storage including vehicles, machinery and equipment shall be screened from the public view as seen from any public roadway. Landscaping, fencing, and building orientation are acceptable methods to minimize the adverse visual impacts.
17. Noise: No use shall be permitted or conducted which creates noise, objectionable by reason of volume, pitch, intermittence or frequency, which is audible at the boundaries of the site.
18. Other Restrictions: No service facilities may be located within setbacks. Design should provide for all servicing of vehicles and equipment to be within structure except for delivery of gas and other fluids.
19. Side and rear setbacks are 10' when adjoining L-1 property.
Side and rear setbacks are 20' when adjoining all other zones.